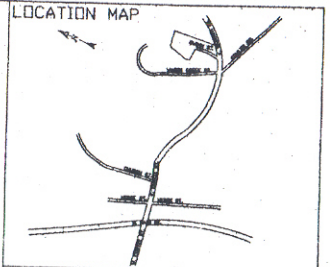


COURSE	BEARING	DISTANCE
L1	S 87° 05' 59" W	90.10'
L2	N 11° 00' 34" W	163.80'
L3	N 18° 45' 02" W	89.96'
L4	S 62° 18' 43" W	89.87'
L5	N 11° 53' 38" W	8.96'
L6	S 74° 49' 27" E	38.76'

LOT#	GROSS SQ. FOOTAGE	NET SQ. FOOTAGE
1 A/B	15140	14619
2	12000	10431
3	12245	10331
4	12000	11091
5	12252	11320
6	12161	10308
7	12018	10151
8	12643	13172
9	12145	11630
10	12294	11851
11	12059	11137
12	12205	11314
13	17014	11252
14	12825	11243
15	12129	10442
16	12000	11206
17	12000	11248
18	12000	10468
19	12000	10510
20	12000	10743

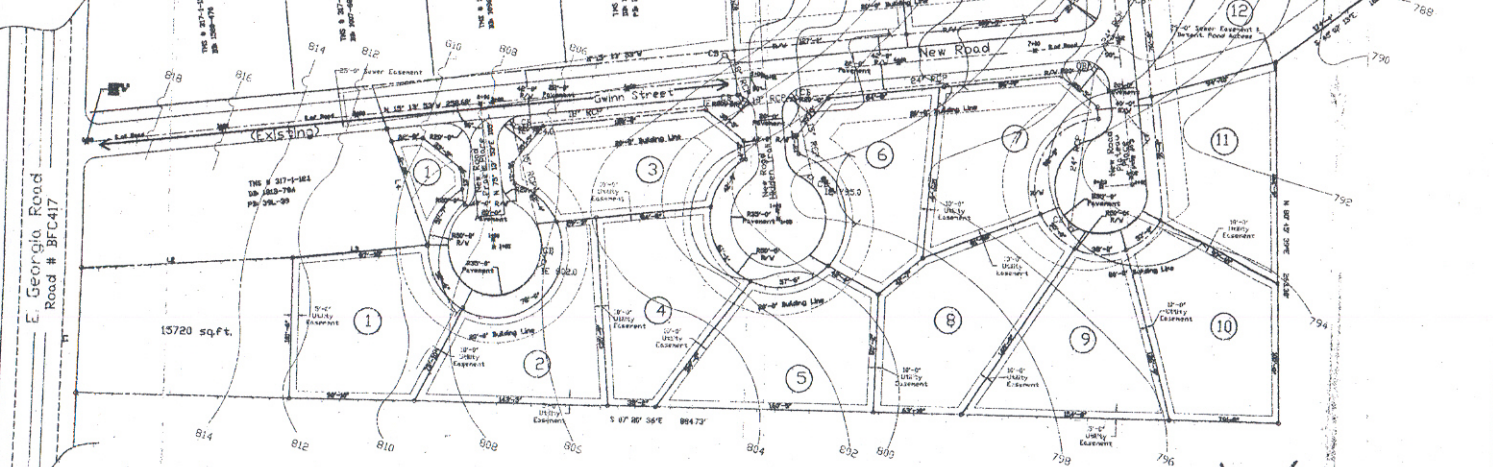
CURVE	RADIUS	ARC	TAN
1	158'-8"	134'-3"	76'-0"



- NOTES:
1. PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES AS MAY BE REQUIRED TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION.
  2. CITY OF SIMPSONVILLE IS NOT RESPONSIBLE FOR AND DOES NOT PROVIDE MAINTENANCE FOR THE RETENTION POND.
  3. AS A MINIMUM 5 FOOT DRAINAGE AND UTILITY EASEMENTS IS MAINTAINED ALONG EXTERIOR BOUNDARY OF SUBDIVISION UNLESS ALABAMA PROPERTY OWNERS HAVE ESTABLISHED EASEMENTS.
  4. STORM WATER MANAGEMENT AND SEDIMENT REDUCTION PLAN HAS BEEN PREPARED FOR THIS PROPERTY AND WILL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.

\* Distance from Subdivision to nearest Intersection GWT 417 + 1 Mile

\* Fender Road 1/2 of a mile on left.



L Georgia Road Road # BPC417

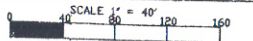
and Revision  
04-234  
**Revised**  
09-241

Revision 3	4/2/02	Submitted for Finals
Revision 2	8/16/00	Added Topography Lines to correspond with grading
Revision 1	8/16/00	Added Radius Line to Road Curves Added Line from E Roads to Out-of-pace

**GWINN MEADOWS SUBDIVISION**

Gwinn Meadows LLC	Lanarith Surveying
OWNER	SURVEYOR

NO. OF ACRES	2.09	MILES OF NEW ROADS	256
NO. OF LOTS	20	DATE	10/21/04



**SITE PLAN**  
SCALE 1" = 40'-0"  
TMS #317-1-9

PRELIMINARY APPROVAL  
CITY OF Simpsonville SC  
7/2/04  
Date

**PROCEDURAL NOTES:**  
THE DEVELOPER IS ENCOURAGED TO CONDUCT A PRECONSTRUCTION CONFERENCE WITH THE APPROPRIATE UTILITY PROVIDERS AND THE PROJECT ENGINEER. THE DEVELOPER MAY AVOID UNNECESSARY DELAY AND EXPENSE WITH ADVANCE PLANNING OF UTILITY PLACEMENT.  
A DISEC "CONSTRUCTION PERMIT" IS REQUIRED TO INSTALL WATER AND SEWER LINES, AND A DISEC "OPERATIONS PERMIT" IS REQUIRED BEFORE CONNECTION TO OR USING AN EXISTING WATER OR SEWER LINE.  
AN ENCROACHMENT PERMIT IS REQUIRED BEFORE ROAD CONSTRUCTION. BEFORE A STAKE ENCROACHMENT PERMIT IS REQUIRED, PROVIDE A COPY TO CITY ENGINEERING.  
NO DRAINAGE STRUCTURES SHOULD BE INSTALLED UNTIL A SPECIFIC PLAN HAS BEEN APPROVED BY THE CITY ENGINEERING DEPARTMENT.

A ROAD PLAN AND PEOPLE MUST BE APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION.  
EACH PHASE OF ROAD CONSTRUCTION IS REQUIRED TO BE INSPECTED AND APPROVED BEFORE ADDITIONAL WORK IS BEGUN.  
THE FLOW RATE OF WATER INTO ANY STATE HEIGHT-OF-WAY IS NOT TO INCREASE UNLESS FLOWWAYS ARE MADE WITH SCOT TO IMPROVE DRAINAGE STRUCTURES ACCORDINGLY.  
PRIOR TO LAND DISTURBING ACTIVITIES, A STORM WATER MANAGEMENT AND SEDIMENT CONTROL PLAN SHALL BE APPROVED BY DISEC AND/OR THE CITY OF SIMPSONVILLE.  
**NOTE:**  
R12 Zoning